



Oliver
James



Weavings Farm

101 Abingdon Road, Standlake, OX29 7QN

Offers over
£1,399,000

Description

A generously proportioned stone farmhouse in this popular West Oxfordshire village offering over 3000sq ft of living space with home office, gardens and parking plus 7.9 acres of land for Equestrian use including stables and outbuildings

The ground floor features a large sitting room with stone fireplace and doors opening onto the rear garden, a dining room and flexible third reception room which will suit a variety of uses. The hub of the house is the 'Farmhouse' kitchen, comprehensively fitted with shaker style units and granite worktops set around a central island. A door leads through to the utility/boot room and cloakroom adjacent to the back door.

Outside is a formal garden predominantly to the front and rear of the house with a detached office to the side of the rear garden. A gated driveway lies to the side of the house accessing the parking and turning area and leading through to the dedicated equestrian facility and buildings. These buildings consist of 5 stables, barn, tack room and store with a workshop behind that can be converted to further three stables if required. The paddocks lie immediately to the north of the property, sub-divided into separate paddocks with mains fed water troughs.





Location

Standlake is a popular village with good facilities, surrounded by countryside with numerous lakes and wildlife reserves. The village amenities include a parish church, public house, a post office, a primary school and a village hall. It is well situated for Oxford, Abingdon, Witney and Swindon, and is very accessible for London and Oxford via the A420/A40 to the M40/M4.

Daily shopping requirements can be found in the nearby market town of Witney (5 miles), as well as the University City of Oxford (13 miles).

A regular bus service runs to Witney and Abingdon. There is also good access to the wide range of excellent schools in Oxford, Witney and Abingdon.

Didcot mainline station can be accessed via the A415 and the A34 with a regular service to London (Paddington) in approximately 35 minutes. Alternatively Oxford Mainline Station (12 miles) offers an option for London Paddington (57 mins) or London Marlybone (1 hr) or Oxford Parkway (16 miles) also with a direct route into London Marylebone (57 mins).

Agents Notes

The property is Freehold and has mains electric, water and drainage connected. Central heating is oil to radiators.

The EPC rating is band E and Council Tax band G with West Oxfordshire District Council.

The property has not flooded in the last 5 years but the paddocks can in severe wet weather..





Weavings Farm, Abingdon Road, OX29

Approximate Gross Internal Area = 278.6 sq m / 2999 sq ft

Stables & Workshop = 136.7 sq m / 1471 sq ft

Stores = 40.2 sq m / 433 sq ft

Barn = 36.6 sq m / 394 sq ft

Office = 11.0 sq m / 119 sq ft

Tack Room = 11.1 sq m / 120 sq ft

Total = 514.2 sq m / 5536 sq ft

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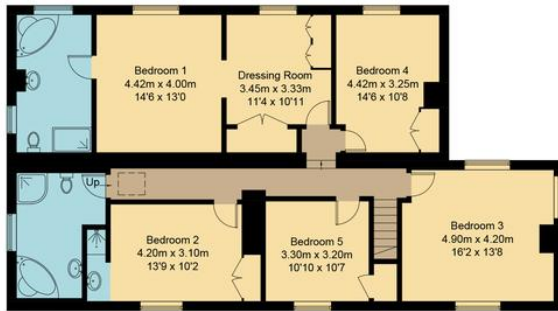
For further information, please contact:

Abingdon Office

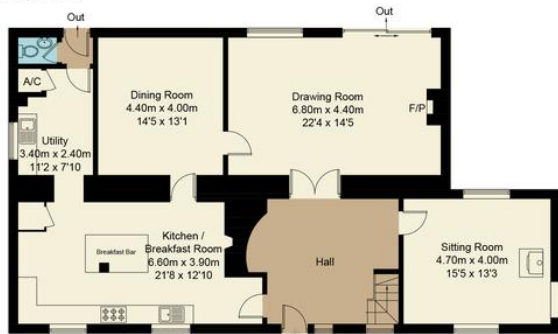
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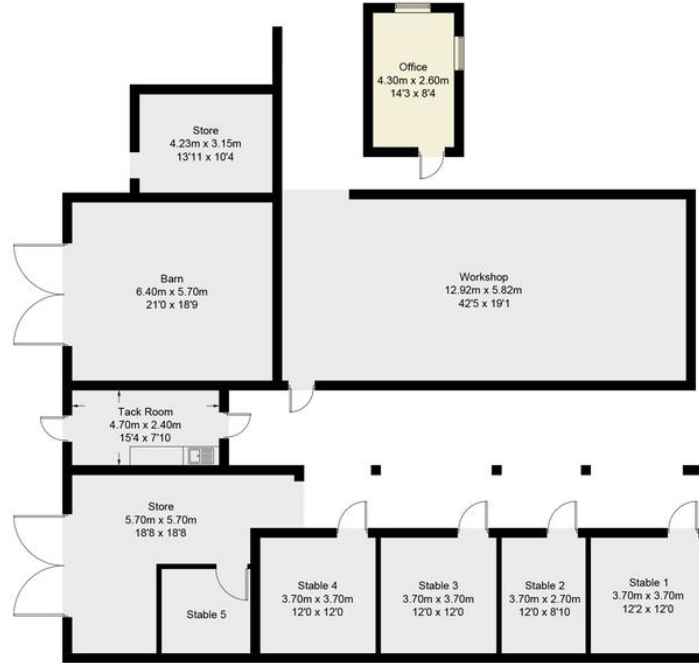
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First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

Outbuildings

Floor plan produced in accordance with RICS Property Measurement Standards.
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